

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: G. Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Application by: Medallion Developments Inc.
391 South Street

Meeting on: March 9, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following action be taken with respect to the application of Medallion Developments Inc. relating to the property located at 391 South Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 24, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the lands **FROM** a holding Residential R9 Special Provision Bonus (h-218*R9-3(15).H30.B-51) Zone and a holding Residential R8 Special Provision Bonus (h-218*R8-4(42).B-51) Zone **TO** Residential R9 Special Provision Bonus (R9-3(15).H30.B-51) and Residential R8 Special Provision Bonus (R8-4(42).B-51) Zone to remove the "h-218" holding provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect is to remove the "h-218" holding symbol to facilitate a residential development with two apartment buildings of 19 and 23 storeys, set atop a podium of 3-8 storeys, with 625 units, access to South Street and Nelson Street, and underground parking.

Rationale of Recommended Action

The requirements for removing the holding provision have been met, and the Approval Authority has confirmed that no further work is required. The development is consistent with the vision and objectives for the development of the Old Victoria Hospital lands. It is appropriate to remove the holding provision as it is no longer required.

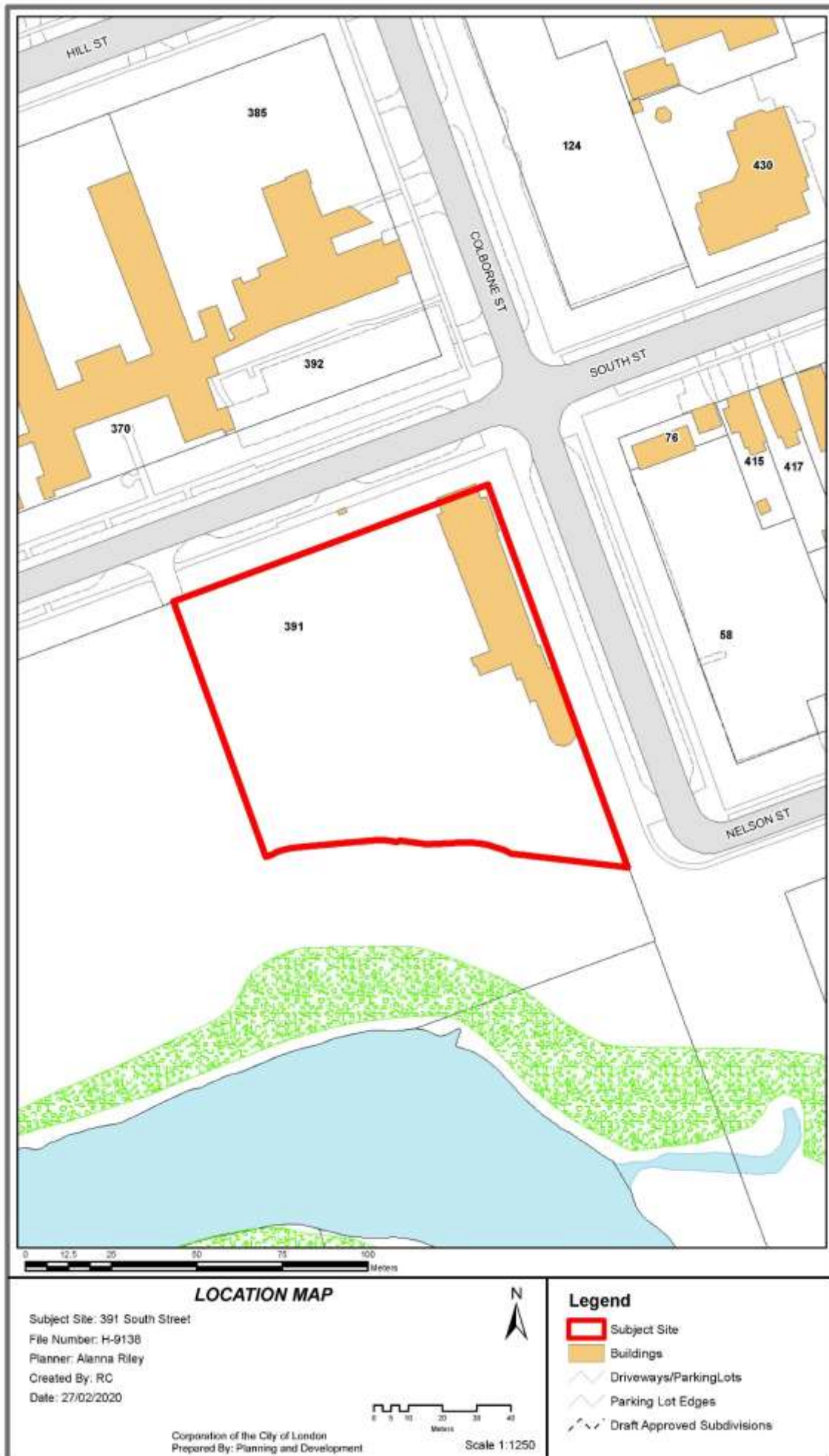
Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is part of the former Victoria Hospital Lands, which extend from the Thames Valley Corridor between Waterloo and Colborne Streets, and represent a prominent site within the SoHo community and the broader City. The site is municipally addressed as 391 South Street and is located at the southwest corner of South Street and Colborne Street intersection. The site is vacant with the exception of the existing heritage Colborne Building located to the east of the site which was constructed in 1899. The subject site consists of a parcel of land with a total frontage of 98m and a lot area of 0.94ha with an irregular shape towards the south of the site which abuts the Thames River. The lands are located on a prominent and significant site within the Old Victoria Hospital Lands secondary plan and the SoHo community. The site has full access to municipal services and is located in an area which is planned for regeneration. Access to transit, pathways, and green spaces are available to the site.

1.2 Location Map



1.3 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Multi-Family, High Density Residential
- Specific Policy – Remnant High Density Residential Overlay
- Old Victoria Hospital Lands Secondary Plan Designation – The Four Corners and High-Rise Residential
- Existing Zoning – a holding Residential R9 Special Provision (h-218*R9-3(15).H30.B-51) Zone

1.4 Site Characteristics

- Current Land Use – Vacant land and Vacant Heritage Building
- Frontage – 98m (South Street)
- Depth – Varies
- Area – 0.94ha
- **Shape – Irregular**

1.5 Surrounding Land Uses

- North – Vacant Regional Facility
- East – Vacant Regional Facility
- South – Thames River
- West – Vacant Regional Facility

2.0 Description of Proposal

2.1 Development Proposal

The requested amendment will facilitate a residential development with two apartment buildings of 19 and 23 storeys, set atop a podium of 3-8 storeys, with 625 units, access to South Street and Nelson Street, and underground parking.



Figure 1: Conceptual Rendering of Development Proposal

3.0 Relevant Background

3.1 Planning History

The lands are located on a prominent and significant site within the Old Victoria Hospital Lands secondary plan and the SoHo community. There has been an extensive planning history for this area including initiatives like the SoHo Community Improvement Plan (Roadmap SoHo) and Old Victoria Hospital Lands Secondary Plan.

Beginning in 2009 the SoHo Community Association and City of London worked together to prepare a plan that would guide the future opportunities for the neighbourhood. The result was a Community Improvement Plan (CIP) for London's Soho District, and the regeneration south of Horton Street, known as Roadmap SoHo which was approved in 2011.

One of the recommendations from the SoHo Community Improvement Plan (Roadmap SoHo) was undertaking a Secondary Plan for the redevelopment of the Old Victoria Hospital Lands.

The Old Victoria Hospital Secondary Plan was adopted by Council in June of 2014. The Secondary Plan fulfilled a key initiative of Roadmap SoHo and laid the foundation to promote the long-term sustainability of the area, stimulate re-investment and build neighbourhood capacity. The Secondary Plan provided a detailed land use plan for the comprehensive redevelopment of the lands, and promoted urban design policies to implement the community vision set out in Roadmap SoHo.

Both the (1989) Official Plan and The London Plan recognize the need for a secondary plan such as the Old Victoria Hospital Secondary Plan to provide more detailed policy guidance for a specific area that goes beyond the general policies. The Old Victoria Hospital Secondary Plan forms part of the (1989) Official Plan and its policies prevail over the more general (1989) Official Plan and The London Plan policies if conflicting.

When Council approved the Old Victoria Hospital Lands Secondary Plan they also directed that Civic Administration initiate a zoning review to implement the Secondary Plan. Zoning of the subject lands was passed by City Council on August 28, 2018. A holding provision was applied to ensure that the development is consistent with the vision of the Old Victoria Hospital Secondary Plan.

In February of 2019, the subject application of this report, being a Site Plan Control Application (file SPA18-122) was received by the City of London.

3.2 Requested Amendment

The applicant is requesting the removal of the "h-218" holding provision from the site to allow for a residential development with two apartment buildings of 19 and 23 storeys, set atop a podium of 3-8 storeys, with 625 units, access South and Nelson Street, and underground parking. The holding provision requires that development is consistent with the vision and objectives for the development of the Old Victoria Hospital lands.

3.3 Community Engagement

No comments were received in response to the Notice of Application.

3.4 Policy Context

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a

decision on the application within 150 days to remove the holding provision(s). The London Plan and the (1989) Official Plan contain policies with respect to holding provisions including the process, and notification and removal procedures.

4.0 Key Issues and Considerations

4.1 What is the purpose of the holding provision and is it appropriate to consider the removal?

h-218: Purpose: To ensure that development is consistent with the vision and objectives for the development of the Old Victoria Hospital lands, the holding provision will not be lifted until a development agreement is entered into for the subject lands, that substantively implements the site plan and renderings attached as Schedule "1" to the amending by-law, with minor variations to the satisfaction of the City of London; that conforms with the community structure, character area, form and design policies of the Old Victoria Hospital Lands Secondary Plan.

Urban Design staff confirmed on February 27, 2020 that they are satisfied that the development is consistent with the vision and objectives of the Old Victoria Hospital lands. The site plan and elevations conform with the community structure, character area, form and design policies of the Old Victoria Hospital Lands Secondary Plan.

5.0 Conclusion

The Applicant has now executed a development agreement for the proposed development and posted the required security. It is appropriate to remove the holding provision to allow the zoning to come into force.

Prepared by:	Alanna Riley, MCIP, RPP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

March 2, 2020

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompillii, Manager, Development Planning
Ismail Abushehada, Manager, Development Engineering
Michael Pease, Manager, Development Planning (Site Plan)

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Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 391 South Street.

WHEREAS Medallion Developments Inc. has applied to remove the holding provision from the zoning for the lands located at 391 South Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 391 South Street, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R9 Special Provision (R9-3(15).H30.B-51) and Residential R8 Special Provision (R8-4(42).B-51) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

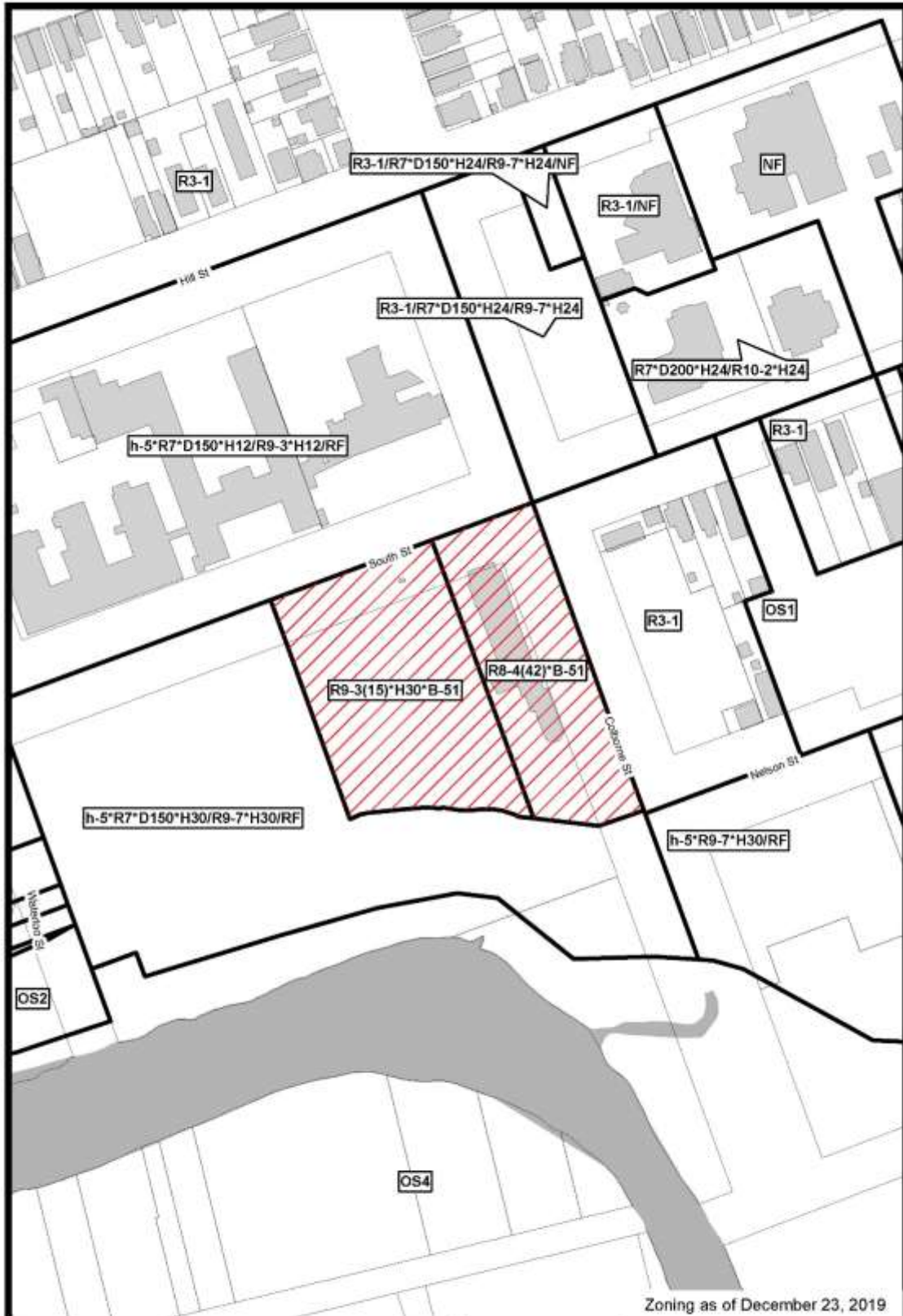
PASSED in Open Council on March 24, 2020




Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – March 24, 2020
Second Reading – March 24, 2020
Third Reading – March 24, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: H-9138 Planner: AR Date Prepared: 2020/02/27 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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